



**Planning, Development
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DATE: 04.01.2015
TO: ProTrak
FROM: Bill McDow
Transportation Planning

■ **PANTANA BOB'S [TRC Plan Review]**

☞ Initial Review Note ☞

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.



BASE INFORMATION:

- Revise all sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2. for specific information and distance requirements. Contact Traffic Engineering at 341-7888 if you need assistance locating these elements.

TRAFFIC IMPACT:

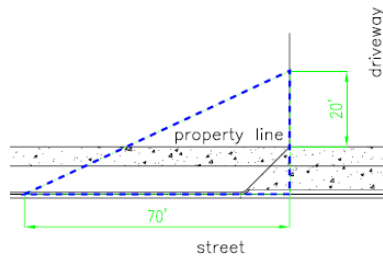
- ❖ Please provide trip generation data for this project, per the Institute of Transportation Engineers (ITE) Trip Generation 9th Edition, 2012, Microtrans trip Generation Software. The estimated Trip Generation for the proposed project should be **Restaurant type+ XX square feet minus kitchen and bathrooms**. (ITE land use code xxx) is xx total driveway volume in the AM peak hours, xx total driveway volume in the PM peak hours and xx average weekday 2-way driveway volume.
- ❖ Since the site uses sit down capacity and open air dining, it may be necessary to combine land use codes to get the final trip generation estimate. Please contact Amy Kimes, PE at (910) 473-5130 or amy.kimes@wilmingtonnc.gov to discuss the TIA review process and the scoping discussion.

NCDOT:

It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact Allen Hancock, PE at 910.251.2655. Please note additional comments may be forthcoming once coordination occurs.

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, sight distance):

1. Show driveways for adjacent lots.
2. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. [\[Chapter VII ,Detail SD 8-02 \(curb\) CofWTSSM\]](#)
3. Dimension driveway widths and tapers. [\[Sec.18-529 CofW LDC\]](#)
4. The maximum two-lane driveway width is 30'. [\[7-9 CofW Tech Stds\]](#)
5. Provide a sidewalk connection between the site and the public sidewalk.
6. Distinguish between proposed and existing sidewalk(s) and provide dimensions
7. The proposed sidewalk should be at least 5' in width.
8. Provide sidewalk detail SD 3-10 on the plan.
9. Show all adjacent traffic signs and pavement markings on the plan. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
10. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
11. Show and apply the City's 20'x70' sight distance triangle at each driveway on the site plan and landscaping plan. [\[Sec.18-529\(c\)\(3\)CofW LDC\]](#) Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [\[Sec.18-566 CofW LDC\]](#)

**TECHNICAL STANDARDS – PARKING:**

12. The minimum standard vehicle parking space size is 8.5' in width by 18' in length. Two of the proposed Handicap spaces appear to be less than the required 8' width.
13. The minimum small vehicle parking space size is 8' in width by 16' in length. Small vehicle parking spaces must not exceed 25% of the required parking and must be signed alerting drivers to the limited size. The six spaces at the Southeastern corner of the site appear to be less than 8'X16', please revise these spaces. [\[Detail SD 15-13 CofW Tech Stds\]](#)
14. The minimum radius is 25' for any portion of a parking lot adjacent to a travel way (i.e. islands at the end of a parking bay) for parking that is open to the public. If the travel way will not be used for emergency service vehicles or truck traffic, you may request a tighter radius, the minimum is 15'. This request must be made in writing (an email message is acceptable). [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
15. Add landscaping islands at the ends of the 7 parking spaces located adjacent to the loading zone. Landscaping islands should be at least 216 SF.
16. Protection from vehicles is required around all required landscaped areas within vehicular areas.
17. Provide the dimensions for the parking islands, curb radius, driving aisles, and landscaping islands.
18. Please show the ROW for College Road on the site plan. Ensure all on-site parking is in compliance with the 500'/800' rule pertaining to the maximum length of a private drive/parking lot. [\[Chapter VII , C \(4\), pg 7-15 to 7-16 CofWTSSM\]](#)

19. Provide bicycle parking in accordance with Section 18-528 of the City of Wilmington Land development Code. Add the number required and proposed to the site development data. [\[Sec.18-528 CofW LDC\]](#)

TECHNICAL STANDARDS – Barrier Free Design:

20. The 4' sidewalk as proposed where adjacent to 90 degree parking spaces does not meet ADA requirements. An allowance for a 2.5' vehicle overhang must be considered. 4' of the sidewalk must remain clear for pedestrian use. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
21. Please show location of handicap ramp(s) and signs and provide details on the plan.
22. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
23. Note the required and proposed number of handicapped spaces in the development data. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

REVISIONS TO NOTES ON THE PLAN:

24. Please revise notes #11, #15 and 16 on sheet C102 to reflect the following verbiage:
 - #11: All traffic control signs and markings off the right-of-way are to be maintained by the property owner **in accordance with MUTCD standards.**
 - #15: Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
 - #16: Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.

GENERAL NOTES TO ADD TO THE PLAN:

- A. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat. [\[SD 15-14 CofW Tech Stds\]](#)

MISCELLANEOUS:

- ❖ Contact 341-7888 to discuss street lighting options.
- ❖ Provide a graphic scale.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.